

INVOICE

FROM:

Viviana M. Gaudier Diez
Real Estate Appraiser #1269EPA
#284 Haciendas de Miramar
Cabo Rojo, PR 00623

Telephone Number: (939) 642-4960 **Fax Number:**

TO:

Nelson Valentin Perez
Las Marias, PR
,

E-Mail: _____

Telephone Number: _____ **Fax Number:** _____

Alternate Number: _____

INVOICE NUMBER

2021112

DATES

Invoice Date: 09/22/2021

Due Date:

REFERENCE

Internal Order #: 2021112

Lender Case #:

Client File #:

FHA/VA Case #:

Main File # on form: 2021112

Other File # on form:

Federal Tax ID:

Employer ID:

DESCRIPTION

Lender:	Nelson Valentin Perez	Client:	Nelson Valentin Perez		
Purchaser/Borrower:	N/A				
Property Address:	PR 119 Km. 52.1, Furnias Wd.				
City:	Las Marias				
County:	083	State:	PR	Zip:	00670
Legal Description:	N: Public Use Parcel; S: Remnant of Principal Lot; E: Lot 2; W: Pablo Perez Land				

FEES

AMOUNT

PAYMENTS

AMOUNT

Check #:	Date: 09/01/2021	Description: Full Payment	375.00
Check #:	Date:	Description:	
Check #:	Date:	Description:	
SUBTOTAL			375.00

TOTAL DUE	\$	0.00
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APPRAISAL OF REAL PROPERTY



LOCATED AT

PR 119 Km. 52.1, Furnias Wd.

Las Marias, PR 00670

N: Public Use Parcel; S: Remnant of Principal Lot; E: Lot 2; W: Pablo Perez Land

FOR

Nelson Valentin Perez

and/or

His Legal Representative

AS OF

September 1, 2021

BY

Viviana M. Gaudier Diez

Real Estate Appraiser #1269EPA

#284 Haciendas de Miramar

Cabo Rojo, PR 00623

(939) 642-1960

vivianagaudier@hotmail.com

Real Estate Appraiser
#284 Haciendas de Miramar
Cabo Rojo, PR 00623
(939) 642-1960
(939) 642-1960

09/22/2021

Nelson Valentin Perez
Las Marias, PR

Re: Property: PR 119 Km. 52.1, Furnias Wd.
Las Marias, PR 00670
Borrower: N/A
File No.: 2021112

Opinion of Value: \$ 80,000
Effective Date: September 1, 2021

In accordance with your request, I have appraised the above referenced property. The report of that appraisal is attached. The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, in unencumbered fee simple title of ownership. This report is based on a physical analysis of the site, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice. The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

Any Additional Services Required of Appraiser, such as, but not limited, to appear in court, at a deposition, or any type of legal proceeding (initiated by any party's attorney, or through a subpoena), a retainer will be required in advance (minimum of \$750). The fee is a minimum of \$250 per hour and subject to change, including all preparation time, travel time and time rendering expert witness testimony. Travel expenses may be billed separately.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Viviana M. Gaudier Diez
Real Estate Appraiser
License or Certification #: 1269EPA
State: PR Expires: 03/01/2024
vivianagaudier@hotmail.com

RESIDENTIAL APPRAISAL REPORT

File No.: 2021112

SUBJECT

Property Address: PR 119 Km. 52.1, Furnias Wd. City: Las Marias State: PR Zip Code: 00670
County: 083 Legal Description: N: Public Use Parcel; S: Remnant of Principal Lot; E: Lot 2; W: Pablo Perez Land
Assessor's Parcel #: 209-000-005-22-000
Tax Year: 2020 R.E. Taxes: \$ 0 Special Assessments: \$ 0 Borrower (if applicable): N/A
Current Owner of Record: Nelson Valentin Perez Occupant: ☒ Owner ☐ Tenant ☐ Vacant ☐ Manufactured Housing
Project Type: ☐ PUD ☐ Condominium ☐ Cooperative ☒ Other (describe) Residential Community HOA: \$ 0 ☐ per year ☐ per month
Market Area Name: Furnias Wd. Map Reference: 32420 Census Tract: 9598.00

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)
This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective
Approaches developed for this appraisal: ☒ Sales Comparison Approach ☒ Cost Approach ☐ Income Approach (See Reconciliation Comments and Scope of Work)
Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)
Intended Use: The intended use of this appraisal report is to know the market value of the subject property, as is, for bankruptcy purposes.
Intended User(s) (by name or type): Nelson Valentin Perez and/or his legal representative
Client: Nelson Valentin Perez Address: Las Marias, PR
Appraiser: Viviana M. Gaudier Diez Address: #284 Haciendas de Miramar, Cabo Rojo, PR 00623

MARKET AREA DESCRIPTION

Location:	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Predominant Occupancy <input checked="" type="checkbox"/> Owner 85 <input checked="" type="checkbox"/> Tenant 10 <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)	One-Unit Housing PRICE AGE \$(000) (yrs)		Present Land Use One-Unit 45 % 2-4 Unit 10 % Multi-Unit 0 % Comm'l 5 % Vacant 40 %	Change in Land Use <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely * <input type="checkbox"/> In Process * * To: _____
Built up:	<input type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input checked="" type="checkbox"/> Under 25%		40 Low 5	125 High 60		
Growth rate:	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow		75 Pred 35			
Property values:	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining					
Demand/supply:	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply					
Marketing time:	<input type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 3-6 Mos.	<input checked="" type="checkbox"/> Over 6 Mos.					

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The subject property is located in a suburban residential neighborhood of Las Marias bounded north by PR 407, south by Maravilla Sur Wd., west by PR 108 and east by PR 120. Proximity to employment and amenities is considered average. Employment stability is considered average. Appeal to market is considered average. Market conditions in the subject region are considered stable. Property values are stable. Typical financing is available from a variety of Institutions. No buydowns or concessions are anticipated. Analysis of sales and resales of properties in the neighborhood indicates a typical marketing time is over six months.

SITE DESCRIPTION

Dimensions: None Provided Site Area: 768qm
Zoning Classification: NC Description: Not Classified
Zoning Compliance: ☒ Legal ☐ Legal nonconforming (grandfathered) ☐ Illegal ☐ No zoning
Are CC&Rs applicable? ☐ Yes ☒ No ☐ Unknown Have the documents been reviewed? ☐ Yes ☐ No Ground Rent (if applicable) \$ /
Highest & Best Use as improved: ☒ Present use, or ☐ Other use (explain) _____
Actual Use as of Effective Date: Residential Use as appraised in this report: Residential
Summary of Highest & Best Use: The subject property is improved with a residential design structure, located in a suburban residential neighborhood with similar properties. The residential use is allowed under this zoning; no changes are contemplated. Therefore, the residential use is legally permissible for residential units, since there is no other legal issues that could affect the legally permissible use.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Semi Level
Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Private Provider	Street	Asphalted	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	Average
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Private Provider	Curb/Gutter	None/None	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shape	Rectangular
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public Provider	Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	Seems Adequate
Sanitary Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic Tank	Street Lights	Incandescent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Local/Residential
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public Provider	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements: ☒ Inside Lot ☐ Corner Lot ☐ Cul de Sac ☐ Underground Utilities ☐ Other (describe) _____

FEMA Spec'l Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone X FEMA Map # 72000C0565H FEMA Map Date 04/19/2005

Site Comments: No apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal non conforming zoning use were noted during inspection. Subject property site is average to the neighborhood. The appraiser is not a professional surveyor. Septic tank location could not be identified as of the date of inspection. Appraiser is not an expert in flood maps or flood hazard areas.

DESCRIPTION OF THE IMPROVEMENTS

General Description # of Units 1 <input type="checkbox"/> Acc.Unit # of Stories 2 Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> Design (Style) Tropical <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons. Actual Age (Yrs.) 1971 Effective Age (Yrs.) 9 yrs	Exterior Description Foundation Concrete Exterior Walls RC/CB Roof Surface Concrete Gutters & Dwnspts. Pipe off Columns Window Type Metal/Glass Storm/Screens None/Yes	Foundation Slab Concrete Crawl Space Yes Basement None Sump Pump <input type="checkbox"/> None Dampness <input type="checkbox"/> None Appare Settlement None Apparent Infestation Not Observed	Basement <input checked="" type="checkbox"/> None Area Sq. Ft. _____ % Finished _____ Ceiling _____ Walls _____ Floor _____ Outside Entry _____	Heating Type WH Fuel Electric Cooling Central Personal Other Property
Interior Description Floors Terrazo Tiles Walls RC/CB Trim/Finish Terrazo Tiles Bath Floor Terrazo Tiles Bath Wainscot Ceramic Tiles Doors Wood/Aluminum	Appliances Refrigerator <input type="checkbox"/> Range/Oven <input type="checkbox"/> Disposal <input type="checkbox"/> Dishwasher <input type="checkbox"/> Fan/Hood <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/>	Attic <input checked="" type="checkbox"/> None Stairs <input type="checkbox"/> Drop Stair <input type="checkbox"/> Scuttle <input type="checkbox"/> Doorway <input type="checkbox"/> Floor <input type="checkbox"/> Heated <input type="checkbox"/> Finished <input type="checkbox"/>	Amenities Fireplace(s) # 0 Woodstove(s) # 0 Sides/Rear _____ Deck None _____ Porch Front _____ Fence None _____ Pool None _____	Car Storage <input type="checkbox"/> None Garage # of cars (2 Tot.) Attach. _____ Detach. _____ Blt.-In _____ Carport 1 Driveway 1 Surface Concrete
Finished area above grade contains: 6 Rooms 3 Bedrooms 2 Bath(s) 1,155 Square Feet of Gross Living Area Above Grade				
Additional features: Porch, utility area, crawl space, paved area				
Describe the condition of the property (including physical, functional and external obsolescence): Quality of construction is average when compared to properties in the immediate neighborhood. The condition of the property is below average, it need repairs and has deferred maintenance. Utilities were connected and could be tested as of the effective date of this appraisal report. The following conditions were noticed as of the effective date of the appraisal: humidity signs in exterior and interior walls, ceiling, fallen concrete plaster from eave and utility, peeled paint in ceiling and hall closet and bedroom 3 and bedroom 2 closets has no doors; property needs interior and exterior paint. No functional or external obsolescence noticed. Physical depreciation estimated at 15%.				

RESIDENTIAL APPRAISAL REPORT

File No.: 2021112

[illegible]

File No.: 2021112

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Assumptions, Limiting Conditions & Scope of Work

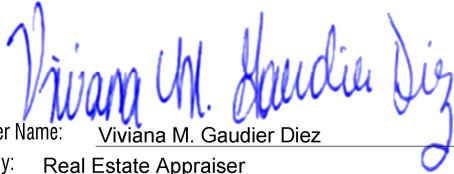
File No.: 2021112

Property Address: PR 119 Km. 52.1, Furnias Wd.		City: Las Marias		State: PR		Zip Code: 00670	
Client: Nelson Valentin Perez		Address:					
Appraiser: Viviana M. Gaudier Diez		Address: #284 Haciendas de Miramar, Cabo Rojo, PR 00623					
STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS							
<p>- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.</p> <p>- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.</p> <p>- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.</p> <p>- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.</p> <p>- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.</p> <p>- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.</p> <p>- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.</p> <p>- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.</p> <p>- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.</p> <p>- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.</p> <p>- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.</p> <p>- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.</p> <p>The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.</p> <p>Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):</p> <p>SCOPE OF WORK</p> <p>This is an Appraisal Report prepared under Standard Rule 2-2ga, pursuant to the Scope of Work, as disclosed below.</p> <ol style="list-style-type: none">1. Receipt of the following documents as of the day of the inspection of the subject property: Legal Description2. Collection of data pertaining to the physical and legal aspects of the subject property included visual inspection of the site and improvement and an analysis of the sale deed provided.3. The neighborhood was studied with regards to access, noise, economic/ social composition, shopping, recreational facilities, vehicular traffic and utilities and services such as police and fire protection, electricity, sanitary and storm sewer etc. Other data pertaining the region and municipality was based on data published by the Commonwealth of Puerto Rico and the Census Bureau.4. A search for comparable sales of competitive properties was undertaken to develop the Sales Comparison Approach for the site of the subject property. The data obtained of possible comparable sales was reviewed; the properties were visited and analyzed.5. The Cost Approach was developed for the subject property.6. The Sales Comparison Approach of similar improved properties was developed for the subject property to have an indication of value of the subject property by this approach.7. The Income Approach was not developed for the subject property since it is not considered a income producing property.8. Based on the analysis performed of subject property and its market area, the appraiser arrives at a final conclusion for the subject property market value in Fee Simple estate. <p>HYPOTHETICAL CONDITION</p> <p>It is defined as: a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to know facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. There are no hypothetical conditions in this appraisal.</p>							

Certifications

File No.: 2021112

Property Address:	PR 119 Km. 52.1, Furnias Wd.	City:	Las Marias	State:	PR	Zip Code:	00670
Client:	Nelson Valentin Perez		Address:				
Appraiser:	Viviana M. Gaudier Diez		Address: #284 Haciendas de Miramar, Cabo Rojo, PR 00623				
EXTRAORDINARY ASSUMPTION It is defined as: an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. Comment: Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis. There is no extraordinary assumption in this appraisal.							
APPRAISER'S CERTIFICATION I certify that, to the best of my knowledge and belief: - The statements of fact contained in this report are true and correct. - The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. - I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. - Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. - I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. - My engagement in this assignment was not contingent upon developing or reporting predetermined results. - My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal. - My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared. - I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property. - Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report. - Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.							
Additional Certifications: This appraisal report shall not be used by the client for any other use than the stated above without having a written and signed consent of the appraisers. This appraisal report format is not accepted by financial institutions. The appraisal report format accepted by financial institutions is Freddie Mac Form 70, Fannie Mae Form 1004, dated 3/05. All information concerning site size, legal description and ownership was provided by the client and I consider the same to be truthful and correct even though I do not warrant the same. I have not performed any prior services regarding the subject property, as an appraiser, or in any other capacity, within the 3 years period immediately preceding acceptance of this appraisal assignment. No court representation was agreed or accepted by this assignment. In the event of further court assistance additional charges will applied that will include rate per hour, travel and expenses. Information reported in this appraisal about the condition of the property based on the observation made by Javier S. Gutierrez , of the property and what was disclosed to him or what I was aware of. Neither Javier S. Gutierrez or me, are not a trained home inspector and therefore would not be aware of any conditions that were no apparent or disclosed to me. I asked the property owner to disclose to me any information they have about any physical deficiencies or adverse condition that might affect the livability, soundness or structural integrity of the property. Unless indicated in the report, none were disclosed to me. The appraiser is not an expert in the identification of zoning violation. The appraiser routine observation, of an inquiry about the subject property, did not develop any information that indicates any apparent zoning violation. If possible that inspection made by a qualified zoning expert would reveal the existence of zoning violation not identified by this appraiser.							
DEFINITION OF MARKET VALUE *: A type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal. Comment: Forming an opinion of market value is the purpose of many real property appraisal assignments, particularly when the client's intended use includes more than one intended user. The conditions included in market value definitions establish market perspectives for development of the opinion. These conditions may vary from definition to definition but generally fall into three categories: 1. The relationship, knowledge, and motivation of the parties (i.e. seller and buyer); 2. the terms of sale (e.g. cash, cash equivalent, or other terms); and 3. the conditions of sale (e.g. exposure in a competitive market for a reasonable time prior to sale). Definition taken from USPAP 2020-2021							

SIGNATURES	Client Contact:	Client Name:		Nelson Valentin Perez			
	E-Mail:	Address:					
	APPRAISER			SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)			
							
	Appraiser Name: Viviana M. Gaudier Diez			Supervisory or Co-Appraiser Name: _____			
	Company: Real Estate Appraiser			Company: _____			
	Phone: (939) 642-1960 Fax: _____			Phone: _____ Fax: _____			
	E-Mail: vivianagaudier@hotmail.com			E-Mail: _____			
	Date Report Signed: 09/22/2021			Date Report Signed: _____			
	License or Certification #: 1269EPA State: PR			License or Certification #: _____ State: _____			
Designation: Real Estate Appraiser			Designation: _____				
Expiration Date of License or Certification: 03/01/2024			Expiration Date of License or Certification: _____				
Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> None			Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None				
Date of Inspection: September 1, 2021			Date of Inspection: _____				

Subject Photo Page

Client	Nelson Valentin Perez				
Property Address	PR 119 Km. 52.1, Furnias Wd.				
City	Las Marias	County	083	State	PR
Appraiser	Viviana M. Gaudier Diez	Zip Code	00670		



Subject Front

PR 119 Km. 52.1, Furnias Wd.	
Sales Price	
G.L.A.	1,155
Tot. Rooms	6
Tot. Bedrms.	3
Tot. Bathrms.	2
Location	Suburban
View	Local/Residential
Site	768qm
Quality	Average
Age	51 yrs



Subject Rear



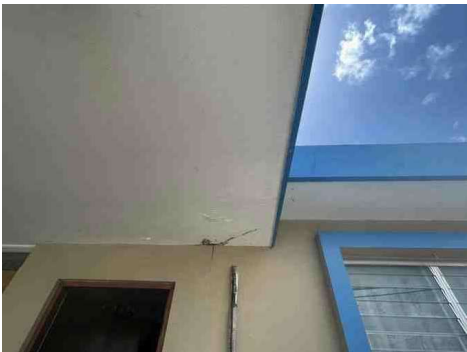
Subject Street

Photograph Addendum

Client	Nelson Valentin Perez					
Property Address	PR 119 Km. 52.1, Furnias Wd.					
City	Las Marias	County	083	State	PR	Zip Code 00670
Appraiser	Viviana M. Gaudier Diez					



Porch



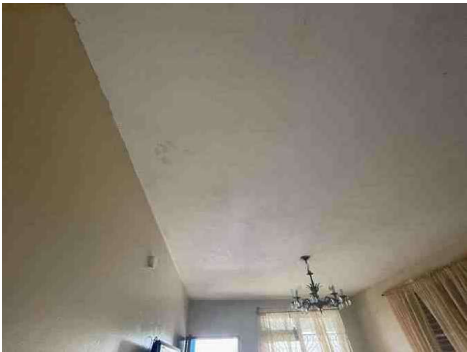
Humidity Signs in Ceiling



Carport



Living



Humidity Signs in Ceiling



Dining



Kitchen



Humidity Signs in Ceiling



Laundry



Humidity Signs in Ceiling



Hallway



Humidity Signs in Hallway Wall

Photograph Addendum					
Client	Nelson Valentin Perez				
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City	Las Marias	County	083	State	PR Zip Code 00670
Appraiser	Viviana M. Gaudier Diez				



Hallway Closet - Not Closet Door



Bath



Humidity Signs in Bath Wall



Humidity Signs in Bath Ceiling



Bedroom



Humidity Signs in Bedroom



Bedroom Closet



Bedroom



Bedroom Closet



Bedroom



Humidity Signs in Bedroom Ceiling



Bedroom Closet

Photograph Addendum					
Client	Nelson Valentin Perez				
Property Address	PR 119 Km. 52.1, Furnias Wd.				
City	Las Marias	County	083	State	PR
Appraiser	Viviana M. Gaudier Diez	Zip Code	00670		



Bath



Left Side View



Right Side View



Crawl Space
Exterior Wall Needs Painting



Crawl Space



Crawl Space



Side/Rear View



Utility



Utility



Humidity Signs in Utility Ceiling



Fallen Concrete Plaster in Utility Ceiling



Fallen Concrete Plaster in Utility Ceiling

Photograph Addendum					
Client	Nelson Valentin Perez				
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City	Las Marias	County	083	State	PR Zip Code 00670
Appraiser	Viviana M. Gaudier Diez				



Humidity Signs in Utility Ceiling



Utility



Utility



Exterior View



Fallen Concrete Plaster and Humidity Signs in Eave



Exterior Walls Needs Paint

Comparable Photo Page					
Client	Nelson Valentin Perez				
Property Address	PR 119 Km. 52.1, Furnias Wd.				
City	Las Marias	County	083	State	PR Zip Code 00670
Appraiser	Viviana M. Gaudier Diez				



Comparable 1

C-9 Inmaculada Concepcion
Proximity 1.27 miles SE
Sale Price 84,000
GLA 963
Total Rooms 6
Total Bedrms 3
Total Bathrms 2
Location Suburban
View Local/Residential
Site 314 sqm
Quality Average
Age 36 yrs



Comparable 2

PR 435 Km. 0.1 Int., Lot A Calaba
Proximity 4.88 miles NE
Sale Price 75,000
GLA 1,126
Total Rooms 6
Total Bedrms 3
Total Bathrms 2.1
Location Suburban
View Local/Residential
Site 4222 sqm
Quality Average
Age 36 yrs

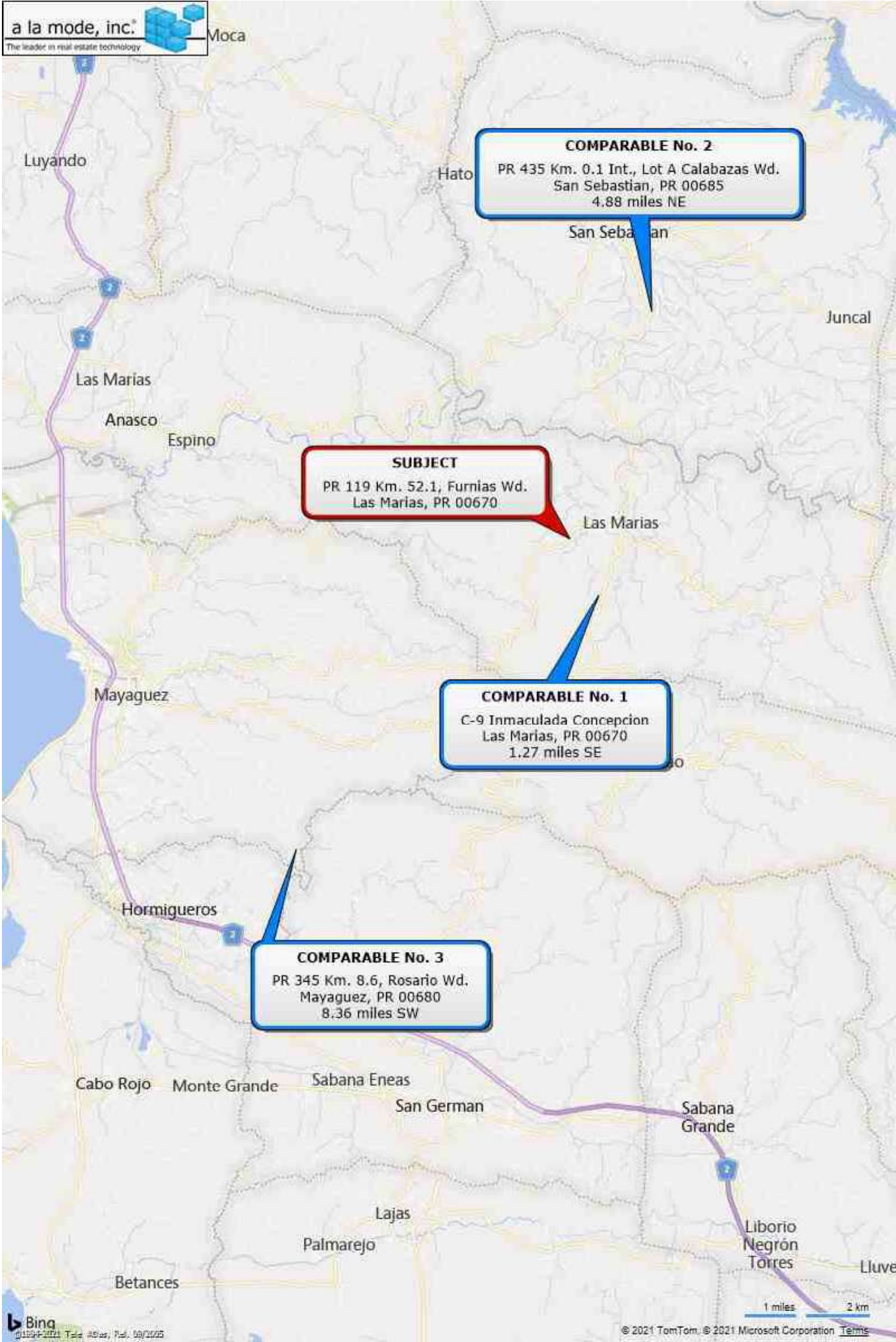


Comparable 3

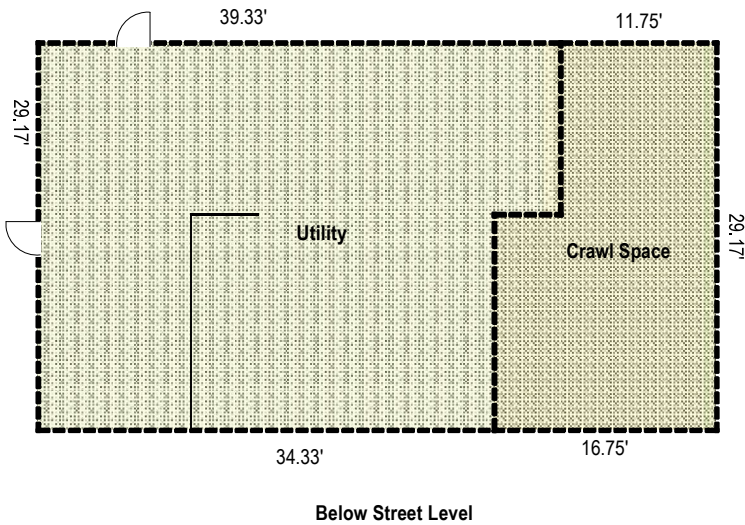
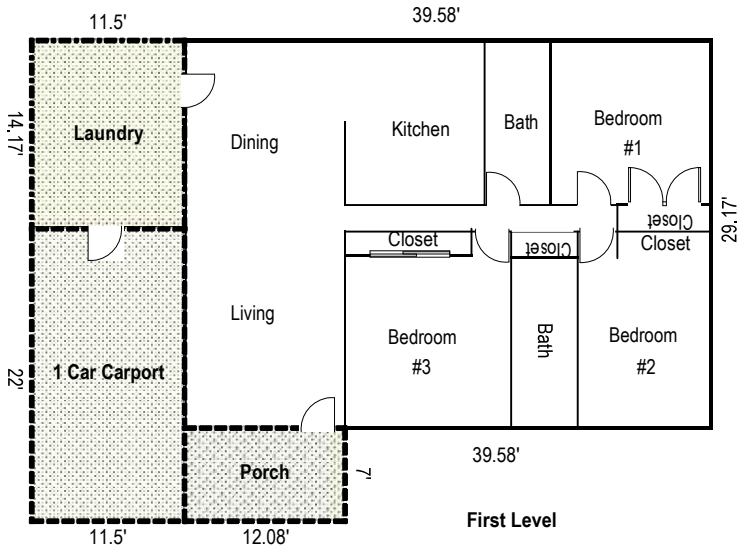
PR 345 Km. 8.6, Rosario Wd.
Proximity 8.36 miles SW
Sale Price 104,000
GLA 1,437
Total Rooms 6
Total Bedrms 3
Total Bathrms 2
Location Suburban
View Local/Residential
Site 5411 sqm
Quality Average
Age 20 yrs

Location Map

Client	Nelson Valentin Perez					
Property Address	PR 119 Km. 52.1, Furnias Wd.					
City	Las Marias	County	083	State	PR	Zip Code 00670
Appraiser	Viviana M. Gaudier Diez					



Building Sketch					
Client	Nelson Valentin Perez				
Property Address	PR 119 Km. 52.1, Furnias Wd.				
City	Las Marias	County	083	State	PR
Appraiser	Viviana M. Gaudier Diez				
				Zip Code	00670



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	
First Level	1154.55 Sq ft
Total Living Area (Rounded):	1155 Sq ft
Non-living Area	
Crawl Space	424.05 Sq ft
Laundry	162.96 Sq ft
1 Car Carport	253 Sq ft
Utility	1065.96 Sq ft
Porch	84.56 Sq ft

Subject Property Legal Description

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-----NUMERO DOSE

-----COMPRAVENTA

-En la ciudad de Mayaguez Isla de Puerto Rico, a los once días del mes de mayo de mil novecientos setenta y uno. -----

-----ANTE MI.

-JOSE M. MUÑOZ SILVA, Licenciado en Derecho y Notario Público de Puerto Rico, con vecindad, residencia y oficina - abierta en la ciudad de Mayaguez, Puerto Rico. -----

-----COMPARECEN.

-DE UNA PARTE: Don OSCAR TORRES IRIZARRY, mayor de edad, Ingeniero Civil, soltero y vecino de Mayaguez, Puerto Rico, y de aquí en adelante denominado "El Vendedor". -----

4Y DE OTRA PARTE: Don NELSON VALENTIN PEREZ y Doña PAULA ESTHER CAMPOS DE VALENTIN, mayores de edad, casados entre sí empleados ambos y vecinos de Las Marías, Puerto Rico, y de aquí en adelante denominados "Los Compradores".-----

-Del conocimiento personal de los comparecientes doy fe y, por sus dichos también la doy de su edad, estado, profesión y vecindad, Aseguran hallarse y, a mi juicio, se hallan con la capacidad legal necesaria para formalizar la presente escritura de COMPRAVENTA y en virtud, los comparecientes libremente:-----

-----EXPONEN

-PRIMERO: Que el compareciente de la primera parte es dueño en pleno dominio de la siguiente propiedad:-----

"Solar radicado en el Barrio Fumias de Las Marías, con una cabida superficial de setecientos sesenta y siete metros cuadrados con cincuenta y cinco céntimos de otro metro cuadrado - (767.55 m. c.) y en lindes por el Norte con parcela a dedicarse a uso público para ensanche de la Carretera Estatal número ciento veinte (120) que de Mayaguez conduce a Las Marías, por

Subject Property Legal Description

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el Sur con la finca principal de la cual se segrega, por el Este con el solar número dos (2) del plano de inscripción y por el Oeste con terrenos de Pablo Pérez".-----

-Que dicha finca es segregación de una de mayor cabida inscrita al folio ciento quince vuelto (115) del tomo setenta y ocho -- (78) finca número mil treinta y tres (1,033) de Las Marías y fue segregada mediante escritura número once (11)----- de once de mayo -----de mil novecientos setenta y uno ante el Notario fedante previa autorización de la Junta de Planificación de Puerto Rico en el caso de lotificación número----- cuatro raya setenta y uno raya cero uno cinco cero espacio ls. (4-71-0150 ls.)-----y cuya segregación ha sido presentada y se encuentra pendiente de trámite en el - Registro de la Propiedad de Mayaguez, Puerto Rico.-----

-SEGUNDO: Que el vendedor por la presente vende el inmueble descrito en el apartado Primero de esta escritura a los compradores por el precio ajustado y convenido de DOS MIL DOSCIENTOS DOLARES (\$2,200.00) suma que entregan los compradores al vendedor en este acto y en moneda de curso legal por lo que el vendedor otorga a favor de estos formal recibo y carta de pago.-----

-TERCERO: Los comparecientes aceptan esta escitrua, digo, escritura en todas sus partes y yo, el Notario les hice las advertencias legales de rigor.-----

-Lefda íntegramente esta escritura por los otorgantes se ratifican en su contenido firmando y estampando además sus iniciales en todos los folios de la escritura matriz de todo lo cual yo, el Notario que firmo signo, rubrico y sello la presente escritura, CERTIFICO Y DOY FE:-----

-Firmados, Nelson Valentín Pérez: Paula Esther Campos de Valentín, Oscar Torres Irizarry, firmado signado rubricado y sellado: José M. Muñoz Silva, Notario Público. En el original están colocados los sellos

Subject Property Zoning Map

Client	Nelson Valentin Perez						
Property Address	PR 119 Km. 52.1, Furnias Wd.						
City	Las Marias	County	083	State	PR	Zip Code	00670
Appraiser	Viviana M. Gaudier Diez						



Subject Property Catastro Digital

Client	Nelson Valentin Perez					
Property Address	PR 119 Km. 52.1, Furnias Wd.					
City	Las Marias	County	083	State	PR	Zip Code 00670
Appraiser	Viviana M. Gaudier Diez					

